

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	November 10, 2004
SUBJECT/TITLE:	Introduction of Ordinance #04-O-71 Villas of Pine Forest Voluntary Annexation
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

The owners of property located at 5510 BJ Cox Road, 1056 Balkin Road, and a large parcel situated between Balkin and Westway Roads with frontage on Center Drive in Southwest Tallahassee, have petitioned the City for annexation of approximately 41 acres. The small parcels each have one residential structure on site but the larger parcel is vacant. The owner intends to develop the property into approximately 111 affordable housing price-range homesites. Current zoning is R-2.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on October 12, 2004, and a copy of the annexation petition was also forwarded on that date.

RECOMMENDED ACTION

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-71 Villas of Pine Forest and set public hearing date for November 23, 2004.

FISCAL IMPACT

Based on the current property tax rate of 3.7 mills, these properties would have generated approximately \$65 in tax revenues in 2003. However, since the large parcel is being developed into 111 homesites, future tax revenues will increase significantly.

Dinah Hart
Senior Aide to the Mayor

Anita R. Favors
City Manager

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ITEM TITLE: Introduction of Ordinance #04-O-71 Villas of Pine Forest Voluntary Annexation

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The owners of property located at 5510 B.J. Cox Road (Tax ID# 4123200190000), 1056 Balkin Road (Tax ID# 4123200410000), and a large parcel situated between Balkin and Westway Roads with frontage on Center Drive (Tax ID# 41234300000030) in Southwest Tallahassee, have petitioned the City for annexation of approximately 41 acres. The small parcels each have one residential structure on site but the larger parcel is vacant. The owner of the larger parcel intends to develop the property into approximately 111 affordable housing price-range homesites. Current zoning is R-2. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

The owners of the large parcel, Linderand, Inc., initiated the development process several months ago with County Growth Management, committing to construction of infrastructure consistent with City standards, and the County Commission at that time requested that the project be permitted by the County. The developer had been working with City Growth Management and Public Works staff to ensure that there would be no problems at such time that the development was accepted by the County. However, it is now staff's understanding that the County has deferred all permitting to the City. Growth Management staff has committed to working with the developer, regardless of which entity is the permitting agency. The annexation of this property will be effective pending the County's acceptance of the final plat.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located at 5510 BJ Cox Road, 1056 Balkin Road, and a large parcel situated between Balkin and Westway Roads with frontage on Center Drive.

II. Land Use

Staff has reviewed the proposed annexation of approximately 40 acres (three parcels) fronting on Balkin and Westway Roads, Center Drive and BJ Cox Roads. The parcels are located at 1056 Balkin Road (Tax #4123200410000); 5506 BJ Cox Road (Tax #4123200190000); and Westway Rd. (Tax #4123300000030). The two smaller parcels, owned by Ralph Carroll, have one homesteaded residential unit on each parcel, and are located on the north side of Balkin Road. The residential structure at 5506 B J Cox Rd. is a mobile home, according to the Leon County Property Appraiser's Office. Both parcels are currently zoned County R-2, which allows only single-family detached dwellings.

The larger parcel, formerly owned by the St. Joe Company but recently purchased by Jack Green of Linderand, is located across Balkin and north of Westway Road and is currently vacant, but is planned to be developed with 111 home sites in the price range of \$100-120K. The parcel is 37.59 acres in size and its current zoning is County R-2. The density at buildout under this development scenario would be 2.95 du/acre, well within the maximum density of 4.84 du/ac allowable in R-2.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is provided as additional information related to this site:

- This property is in the Mixed Use A land use category on the Future Land Use Map.
- The current zoning on this property is County R-2, which has a maximum gross density of 4.84 du/ac. Certain community facilities related to residential uses are also permitted, as well as golf courses and active and passive recreational facilities. The City's R-2 Zoning District is virtually identical to the County's R-2 District, except that rooming houses are prohibited in the City but not the County.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- Fire Protection Service** – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. This proposed area is approximately 2.32 miles from fire station 3, located at 3005 S. Monroe St. There are four hydrants in the area, two on Balkin Road and two on Westway Road.
- Police Protection Service** – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- Growth Management** – City Growth Management staff has been working with the developer for quite some time and will continue to do so regardless of whether the project is permitted in the City or County. Staff will work with the developer to ensure that all city requirements are met at such time that the annexation is effective.

- D. Street Maintenance and Right of Way Service – Streets, right of ways and drainage infrastructure will be constructed in accordance with City standards and maintained consistent with the City's roadway maintenance program. Center Drive will become a city street, and when platted the other streets in the new subdivision will become city maintained. The developer be required to resurface Center Drive. Also, there is an unpaved private road, B. J. Cox Road, that will be annexed. Improvement of B. J. Cox Road would come under the city's Paving Assessment program if requested by the adjacent property owners, which would share in half of the reconstruction costs. Using the estimated cost of roadway maintenance we use for new platted roadways, these two roadways will cost approximately \$6,000 per year to maintain. Additional annual maintenance costs will be assessed when the proposed subdivision roads are platted.
- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The estimated cost for installation of street lights for this area is approximately \$18,000.
- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The site under consideration for annexation would be served by the Jake Gaither Community Center located approximately 1 1/2 miles to the north.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The nearest bus stop to these properties is approximately 1 and a half miles, at the intersection of Crawfordville and Shelfer Roads. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – The Property can easily be served with gravity sewer, by extending existing sewer from Crawfordville Trace. The City has water mains throughout the area.
- K. Gas Service – Gas service may be extended to this area if requested and after a feasibility analysis. The Gas Department has facilities adjacent to the properties requesting annexation, and has ample capacity to provide service.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Residential solid waste service for this development is readily available.

OPTIONS

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-71 Villas of Pine Forest and set public hearing date for November 23, 2004.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

RECOMMENDATIONS

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-71 Villas of Pine Forest and set public hearing date for November 23, 2004.

ATTACHMENTS/REFERENCES

Attachment 1 – Proposed Ordinance #04-O-71

Attachment 2 – Location Map

Attachment 3 – Annexation Petition